

Blue Ridge

Gazette

Martin
Luther
King
Day



Monday
January 17th

VOL XLVIII NO. I

Published by and for the Residents of Blue Ridge

JANUARY 2022

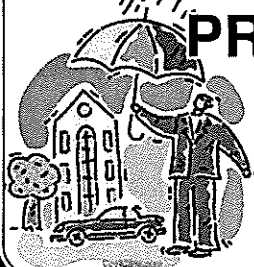
~ HAPPY ~
New Year

★ 2022 ★

**EXPERIENCED
BARTENDER
NEEDED
IMMEDIATELY
FOR HOA
TIKI BAR AND
CLUBHOUSE**

SEE PAGE 42

**ADEQUATELY
PROTECT HOME and
PROPERTY!**



Review and upgrade
your condominium
homeowner's policy today!

SEE PAGES 32 & 33

**Gate
Update!**

SEE PAGE 38

GAZETTE STAFF

EditorAmanda Smith
Business Manager.....Barbara Monello

ADVERTISING MANAGER

Email: gazetteblueridge@gmail.com

CIRCULATION MANAGER

Ray Miehle790-1107

PROOF READER

Bill Bernstein

Published each month by the Blue Ridge Homeowners Association, Inc. Correspondence should be sent to the Blue Ridge Gazette, 899 Golf Lane, Medford, New York 11763.

By-lined articles reflect the opinion of the author and not necessarily that of the Newspaper Subcommittee or the Blue Ridge HOA, Inc. Any material submitted which is not original should be credited and brought to the attention of the Newspaper Staff.

Deadline: For articles and ads, 4:00 p.m. on the thirteenth of each month. If the thirteenth falls on a Saturday or Sunday, deadline will be the preceding Friday, 4:00 p.m.

Gazette Subscriptions:

\$2.50 per month

**Make checks payable to:
Blue Ridge H.O.A.**

ALL ADS MUST BE PAID IN ADVANCE

Please Note Advertising Rates:

Full Page \$90.00

Half Page \$60.00

Quarter Page \$40.00

Business Card..... \$25.00

Classified (Max 40 words)..... \$15.00

Thank You/Condolence Card \$10.00

Discounts Available for 6 or 12 month contracts

Above rates are for camera ready ads only. There will be an additional charge for typesetting, photographs and artwork.

Returned checks will be charged an additional \$20.00

The Gazette guarantees circulation to each homeowner/renter in Blue Ridge Condominium.

Please Note: All classified ads must be paid for by check made out to: BLUE RIDGE H.O.A. No cash will be handled.

TROUBLE WITH DELIVERY?

If you or your neighbor have not been receiving the Gazette, please call a member of Circulation.



**SECURITY
PHONE
NUMBER**

1-631-334-9996

**- PLEASE NOTE -
GAZETTE DEADLINE
is the 13th of the Month
Make checks out to
Blue Ridge HOA**

Neither the Gazette Committee nor the Blue Ridge Homeowners Association, Inc., endorses any of the products or services offered in this publication. We are not responsible for work done by any licensed or unlicensed contractors and/or for any of the consequences thereof.

Dove GRAPHICS & PRINTING

We Are Just A . . . Phone: 631.207.3683

Text: 631.394.0888 • Fax: 631.207.4325

Email: contact@dovegraphics.com . . . Away!

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FULL COLOR PRINTING



LETTERS TO THE EDITOR

A STATEMENT FROM THE EDITORIAL STAFF

Letters to the Editor is an open column to afford residents the opportunity to voice their ideas and opinions on items of interest to everyone. Feel free to agree or disagree with any issue of importance to the community. The opinions may not necessarily coincide with those of the editorial staff or the H.O.A., but nevertheless they will be printed for community awareness.

We request that all contributions be typed or legibly written on one side of the page only (nothing on the back).

Submissions also need to be of reasonable length to fit in this column due to space consideration. Any lengthy letters will either be returned to the resident to re-write or the resident will be charged advertising rates for the space. Names will not be withheld on request. All Letters to the Editor will bear the author's name.

SOMEONE ONCE SAID . . .

IF THERE IS LIGHT IN THE SOUL,
THERE WILL BE BEAUTY IN THE PERSON,
IF THERE IS BEAUTY IN THE PERSON,
THERE WILL BE HARMONY IN THE HOUSE,
IF THERE IS HARMONY IN THE HOUSE,
THERE WILL BE ORDER IN THE NATION,
IF THERE IS ORDER IN THE NATION,
THERE WILL BE PEACE IN THE WORLD.

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Caring in Full Color

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Tommac66@gmail.com

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the purchase of a new system with
presentation of this coupon. Offers
cannot be combined.

exp 2-15-22

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www.USAirheat.com
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and keep him warm for a
day... or you can call U.S. Air
Conditioning and Heating
and keep him warm
for a lifetime!

Sales • Service • Installations

BLUE RIDGE CAFE

OPEN 9:00 A.M

CLOSED MONDAYS AND WEDNESDAY

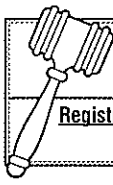
631-698-7576 EXT 132

**WE ARE OPEN FOR BREAKFAST
AND LUNCH (TAKEOUT &
DELIVERY AVAILABLE)**

**CHECK US ON
FRIENDS AT
BLUE RIDGE ON FACEBOOK
FOR OUR SPECIALS, MENU
AND DINNER DATES**

**WE ARE AVAILABLE FOR SPECIAL
OCCASIONS FOR CATERING AT
THE CLUBHOUSE OR YOUR HOME**

**WE CAN SUPPLY WHATEVER
YOU NEED FOR YOUR
UPCOMING PARTIES AT THE
CLUBHOUSE OR YOUR HOME**



H.O.A. BOARD of DIRECTORS

Registration Hours: (At Clubhouse Front Desk) Monday & Tuesday 8:00 AM – 3:30PM, Thursday thru Saturday 8:00 AM – 3:30 PM, Closed Wednesday & Sunday
H.O.A. Office Hours: Monday thru Friday 10:00 AM – 3:00 PM, Closed Saturday & Sunday • Email: hoablueridge1@optimum.net

Blue Ridge Homeowners Association, Inc.
Board Committees
11/8/2021

Committee	Chair	Other Board Committee Members	Consultants
Amenities – Clubhouse, Café, Tennis, Bocci, Bars, Policies & Procedures	Josephine Maiorano	Janet DuBois, Jennifer Gisler, John Madonia, Stephanie Milligan	Nick Gabrielle
Communications – Gazette, Website, Social Media etc.	Robert Vulpis	Mariangela Barbieri, Jennifer Gisler, John Madonia, Stephanie Milligan	
Community Relations – ACC, Gov’t Relations, Special Events	Janet DuBois	Stephanie Milligan, Robert Vulpis	
Finance – Finance, Legal, Contracts, Insurance	Edward Preuss	Mariangela Barbieri, John Madonia	Nick Gabriele Tony Spataro
Greens	Edward Preuss	Jennifer Gisler, Steve Wolmer	Pat Fabrizio, Tony Spataro
Security	Steve Wolmer	John Madonia, Stephanie Milligan, Bob Vulpis	
Sewer Treatment Plant	Josephine Maiorano	Steven Wolmer	David Bell, Pat Fabrizio

President: Vice	Josephine Maiorano	Asst. Sec.:	John Madonia
President:	Janet DuBois Edward	Director:	Jennifer Gisler
Treasurer:	Preuss Bob Vulpis	Director:	Stephanie Milligan
Secretary:	Mariangela Barbieri	Director:	Steve Wolmer
Asst. Treas.:			
Consultants:	David Bell, Pat Fabrizio, Nick Gabriele, Tony		
Affiliates:	Spataro Josephine DiGiovanna, Caryn Feldman		

*The ACC Committee (Architectural Control Committee) has been reestablished. They are reviewing the current guidelines with the possibility of updating them will be published for all residents to keep on hand.

MALONE'S PAINTING

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Wallpaper Removal and Skim Coating
We also do Power-washing**

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Discounts for: • Senior Citizens • Military • Police • and Teachers

All Benjamin Moore® Products

631-708-4149

Patrick Malone Owner/Operator
Volunteer Fireman / Certified CPR and First Aid

Many of our Blue Ridge clients
are by word-of-mouth!

***Look for our Big, Red Van
in your Parking Plaza!***



Attention Fellow Blue Ridge Residents:

As we all continue to deal with the COVID-19 Crisis, there are resources available for residents in need of assistance.

Homeowner/Rental Assistance

The following organizations provide families with a variety of Homeowner and/or Rental Assistance:

1. Economic Opportunity Council of Suffolk, Inc.
31 W Main St Suite 300 Patchogue, NY 11772 www.eoc-suffolk.com Phone (631)289-2124
Financial, Budgeting and Credit Repair Workshops; Resolving/Preventing Mortgage Delinquency Workshops; Mortgage Delinquency and Default Resolution Counseling; Financial Management/Budget Counseling
2. Long Island Housing Partnership
180 Oser Ave. Ste. 8 Hauppauge, NY 11788 www.lihp.org Phone (631)435-4710
Mortgage Delinquency and Default Resolution Counseling
3. Community Development Corporation of Long Island
2100 Middle Country Road Centereach, NY 11720 www.cdcli.org Phone (631)471-1215
Mortgage Delinquency and Default Resolution Counseling; Financial Management/Budget Counseling
4. Long Island Housing Services
640 Johnson Ave Ste 8 Bohemia, NY 11716 www.LIFairhousing.org Phone (631)467-5111
Mortgage Delinquency and Default Resolution Counseling; Rental Housing Counseling; Services for Homeless Counseling

If you or someone you know needs **Rental Assistance** due to COVID-19, go to www.brookhavenny.gov and click on the banner for Emergency Rental Assistance Program. The town is working with NY State to distribute funds for Rental Assistance provided by the US Treasury through the American Rescue Plan. If you need assistance completing the application contact one of the organizations listed above.



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For Senior Citizens

Town of Brookhaven Senior Division (631) 451-9191 has the following services:

Senior Nutrition Program which provides meals to Homebound Seniors 60+ who may be unable to prepare meals for themselves and who are not able to shop for themselves.

The Residential Repair program provides household maintenance assistance to residents age 60 and over who are homeowners, condominium owners, or apartment renters. The service provides assistance with minor home repairs that do not require the skills of a licensed craftsman. There is no charge for this service, however, client must purchase any materials required. When work is completed, client is given the opportunity to make a voluntary contribution to the program. Hours of service per resident are limited to 16 hours per fiscal year (April 1 - March 31).

Helpline is a free telephone reassurance program for isolated or homebound seniors. The program provides human contact with a daily reassurance call, letting clients know that someone is there for them. Most of the volunteer callers are senior citizens themselves. Helpline volunteers reach out to homebound seniors with a friendly voice - asking how you're doing, answering questions, providing information about Town or County services or just lending an ear-from one person to another.

More Information about these programs can be found at <https://www.brookhavenny.gov/272/Seniors>

Suffolk County Office for the Aging

<https://suffolkcountyny.gov/aging/Home>

Phone: (631) 853-8200

Home Energy Assistance Program (HEAP)

HEAP is a federally funded program that issues heating benefits to supplement a household's annual energy cost. Suffolk County Office for the Aging processes applications for individuals over the age of 60 who are not currently receiving SNAP (formally known as Food Stamps) or Temporary Assistance. For more information, current income guidelines, and benefit amounts contact the Office for the Aging HEAP Hotline at 631-853-8326 or click on the link below to be taken to the Office of Temporary and Disability Assistance website.

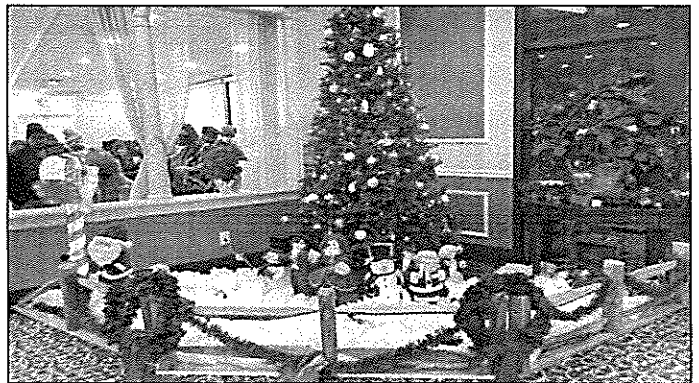
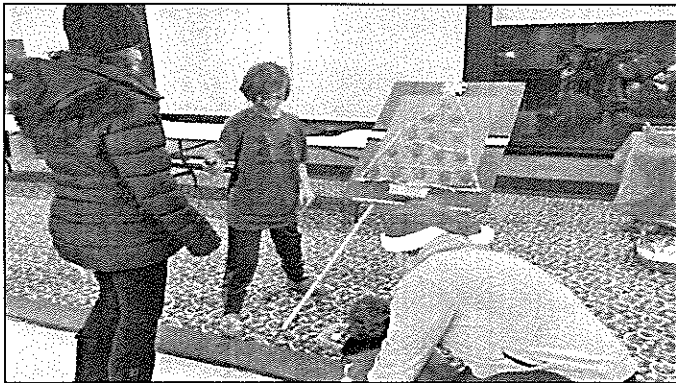
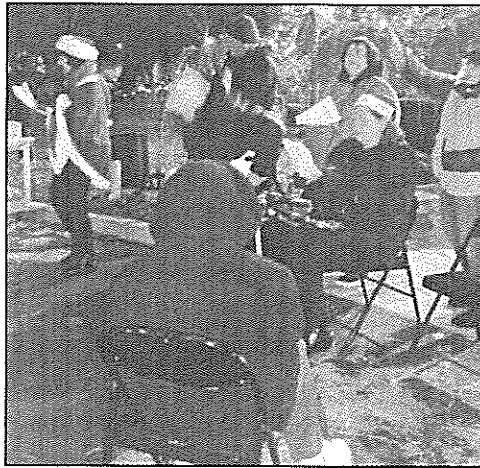
<http://otda.ny.gov/programs/heap/>

At Home Service

In Home Care can mean many different things. Typically, home care services are provided to enable individuals with functional or physical limitations to live safely in their own homes. Services range from non-medical supportive services, such as assistance with shopping and meal preparation, to medical services such as nursing and health related therapies. Home care services vary greatly based on one's functional ability level and types of need. Care may be provided for a few days or weeks while recovering from an illness or injury, or for many years.

Suffolk County Office for the Aging provides in home care through two programs: Expanded In-Home Services for the Elderly Program (EISEP) and the Family Caregiver Support Program. Case managers visit the home and complete a detailed assessment of the individual's functional impairments, unmet needs, informal support systems and finances in order to formulate a written care plan. Both programs have eligibility requirements and a waiting list. Please contact SCOFA at 631-853-8200 if you feel you or a loved one is in need of this assistance.

Christmas Tree Lighting



RE/MAX Integrity Leaders



**BUYING or SELLING?
Rosa can help!**

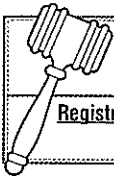
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Julia Rosa Bejarano
Licensed Real Estate Salesperson



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VISION & MISSION STATEMENT FOR BLUE RIDGE HOA

- To promote harmony between/among all three seated community boards.
- To foster the communication process between/among all three seated boards.
- To continue to serve as Committee Chairs/Liaisons on select committees tapping our skill sets.
- To continue to build trust bridges between/among community boards.
- To help promote community enrichment by inviting professional speakers from all walks of life to present meaningful workshops to our resident population.
- To continue to build a rapport and self-confidence among board members.
- To engender good will and respect among our community resident population by exemplifying ethical standards held.

The right of the Association, as provided in its By-Laws to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, for any period not to exceed thirty (30) days for any infraction of its published rules and regulations.

Attention All Blue Ridge Residents
Wifi is available in the Gym and Billiard Room

User Name: E987AD

Password: 41752944

Neither the Gazette Committee nor the Blue Ridge Homeowners Association, Inc., endorses any of the products or services offered in this publication. We are not responsible for work done by any licensed or unlicensed contractors and/or for any of the consequences thereof.

Please be advised that the Friends of Blue Ridge Facebook site is not officially recognized by the HOA and Condo Boards. Please direct any questions or concerns to the website: www.BRHomeowners.com

REGISTRATION HOURS

(At Clubhouse Front Desk)
Monday & Tuesday
8:00 AM – 3:30 PM
Thursday thru Saturday
8:00 AM – 3:30 PM
Closed Wednesday & Sunday

H.O.A. OFFICE HOURS

Monday thru Friday
10:00 AM – 3:00 PM
Closed Saturday & Sunday

SCHEDULE OF FEES

Type of Fee	Amount of Fee
Guest Pass – \$3.00 Minimum -	\$3.00 - \$30.00
Guest Pass – \$30.00 Maximum	
Lost I.D. Card Replacement	\$4.00
Renter Deposit (Refundable)	\$75.00 p/person \$25.00 under 18
5 Years or older	
Registration Fee & I.D. Card.....	\$3.00 p/person
Returned Check Fee.....	\$20.00
Faxes.....	\$1.00 per page
Copies.....	\$.25 per page

**GUEST PASSES will be sold at the Clubhouse only at the following times: Mon. - Sun. 9 AM - 11 PM
After 5PM - Correct change only, please.**

Protect your world

Auto • Home • Life • Retirement



No Obligation
Financial Consultation:
Retirement • Life Insurance
College Saving
Long-Term Care Disability and
Supplemental Insurance



Michael Cirigliano
631-758-7225

629 Rt 112 Ste 10 Patchogue NY11772
mcirigliano@allstate.com
<https://allstate.com/mcirigliano>

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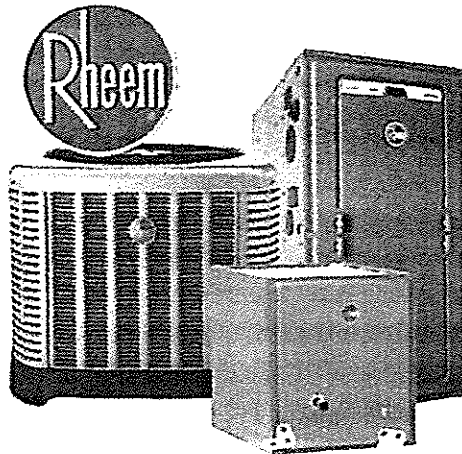
www.twinairinc.com

SAVE BIG

ON A NEW HVAC SYSTEM

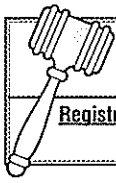
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CREDIT CARDS
ACCEPTED



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CALENDAR OF EVENTS



JANUARY



2022

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 New Year's Day Clubhouse Closed
2	3 Aquacize 10:00 A.M	4 Knitting Club 6:30 pm Condo II Board Meeting 7:00 P.M.	5 Aquacize 10:00 A.M	6 Mah- Jongg/Canasta Club Card Room 12:30 PM	7 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM	8 New Resident Meeting 11:00 am
9	10 Aquacize 10:00 A.M	11 Knitting Club 6:30 pm H.O.A. Closed Executive Board Meeting 7:00 PM Conference Rm Closed Condo 1 Meeting Closed Condo 2 Meeting	12 Aquacize 10:00 A.M	13 Mah- Jongg/Canasta Club Card Room 12:30 PM H.O.A. Closed Board Meeting 7:00 PM H.O.A. Conference Room GAZETTE DEADLINE	14 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM	15
16	17 Aquacize 10:00 A.M Book Club	18 Knitting Club 6:30 pm H.O.A. Closed Board Meeting 7:00 PM Conference Rm Condo II Board Meeting 7:00 P.M.	19 Aquacize 10:00 A.M	20 Mah- Jongg/Canasta Club Card Room 12:30 PM	21 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM	22
23	24 Aquacize 10:00 A.M	25 Knitting Club 6:30 pm H.O.A. Closed Executive Board Meeting 7:00 PM Conference Rm Closed Condo 1 Meeting Closed Condo 2 Meeting	26 Aquacize 10:00 A.M H.O.A. Closed Board Meeting 7:00 PM	27 Mah- Jongg/Canasta Club Card Room 12:30 PM H.O.A. Conference Room	28 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM	29
30	31 Aquacize 10:00 A.M					

Long Island Discount Realty

2% Gets You Sold!

- Deal Directly with the Broker - Personal Service!
- Option to sell on your own at any time
- We do MORE than most "Big Box" Broker Firms

Urgent Message: Please Read!
Don't throw your money away on high commissions!
Your buyer is looking at every unit... Let me explain..

A buyer makes an appointment with ANY broker to see Blue Ridge...a large community by size.. and the buyer says, "Show me everything in my criteria within the community."

The buyer is not concerned with the name of the listing broker.

The buyer is going look at EVERY LISTING IN HERE! It makes no difference who lists the property.

So why would you pay a 4, 5 or 6% commission?

You can pay those high commissions or you can pay our low fee of 2%. You should be talking to us! Other big box brokers need to charge more. I have a unique business model that works!

CALL ME NOW, I'LL EXPLAIN WHAT SETS US APART - SEAN MCPARTLAND BROKER/OWNER
I've sold hundreds of homes and saved thousands in commission for my clients.

I have owned and lived in Blue Ridge.

**I know the community and I'm passionate about
all it has to offer. I will get your condo SOLD!**

631-764-7544

Testimonials at www.buysellny.com

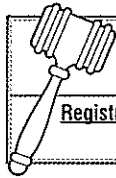
LONG ISLAND DISCOUNT REALTY

955 MAIN ST., UNIT 4 HOLBROOK NY 11741

OFFICE/CELL 631-764-7544

EMAIL: BUYSELLNY@GMAIL.COM

NY STATE LIC. REAL ESTATE BROKER SEAN MCPARTLAND /LIC# 10311208763



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BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Year ended October 31, 2021

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	105,048	74,355	25,873	22,900	2,973	8,149	7,967	182
ADMINISTRATION	215,198	172,182	53,830	43,016	10,814	16,506	12,604	3,902
COMMUNITY BUILDING	393,334	289,619	95,499	103,715	(8,216)	30,693	28,664	2,029
POOLS	139,300	101,175	42,509	38,125	4,384	5,560	7,293	(1,733)
TENNIS	750	709	188	41	147	-	-	-
BOCCI	500	(52)	63	552	(489)	63	-	63
SEWER TREATMENT PLANT	308,615	243,073	85,546	65,542	20,004	32,419	17,302	15,117
GOLF COURSE	409,965	304,188	104,686	105,777	(1,091)	34,082	34,093	(11)
GENERAL EXPENSES	665,822	532,136	149,092	133,686	15,406	51,791	44,467	7,324
SECURITY	74,831	55,567	19,030	19,264	(234)	5,940	7,272	(1,332)
COMMUNITY ACTIVITIES ***	23,068	19,632	6,256	3,436	2,820	11,079	4,399	6,680
CAPITAL EXPENSES	141,100	82,680	10,800	58,420	(47,620)	10,000	27,100	(17,100)
TOTAL EXPENSES	2,477,531	1,883,057	593,372	594,474	(1,102)	206,282	191,161	15,121
LESS INCOME OTHER THAN COMMON CHARGES	(2,477,531)	(2,430,019)	(47,650)	(47,512)	(138)	(21,237)	(21,076)	(161)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	0	(546,962)	545,722	546,962	(1,240)	185,045	170,085	14,960

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	\$ 17,000	\$ 14,393	\$ 3,302	\$ 2,607	\$ 695	\$ 706	\$ 840	(\$ 134)
Gazette Expenses	\$ 39,388	\$ 30,104	\$ 8,296	\$ 9,284	(\$ 988)	\$ 2,680	\$ 5,155	(\$ 2,475)
Net Gazette Expense	\$ 22,388	\$ 15,711	\$ 4,994	\$ 6,677	(\$ 1,683)	\$ 1,974	\$ 4,315	(\$ 2,341)
Bar Revenues	\$ 37,000	\$ 23,213	\$ 14,487	\$ 13,787	\$ 700	\$ 911	\$ 2,347	(\$ 1,436)
Bar Expenses	\$ 32,540	\$ 23,144	\$ 14,540	\$ 9,396	\$ 5,144	\$ 8,974	\$ 1,791	\$ 7,183
Net Bar Expense (Revenue)	(\$ 4,460)	(\$ 69)	\$ 53	(\$ 4,391)	\$ 4,444	\$ 8,063	(\$ 556)	\$ 8,619
Community Events Expense, Net	\$ 9,640	\$ 8,240	\$ 2,334	\$ 1,400	\$ 934	\$ 1,417	\$ 640	\$ 777
Party Rental Income	\$ 4,500	\$ 4,250	\$ 1,125	\$ 250	\$ 875	\$ 375	\$ 0	\$ 375
TOTAL COMMUNITY ACTIVITIES	\$ 23,068	\$ 19,632	\$ 6,256	\$ 3,436	\$ 2,820	\$ 11,079	\$ 4,399	\$ 6,680

Unaudited - For Internal Use Only



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More Buyers and Sellers Would Recommend **RE/MAX** than Any Other Brand!

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Always recommend them to friends & family!


Kathy – Lake Grove



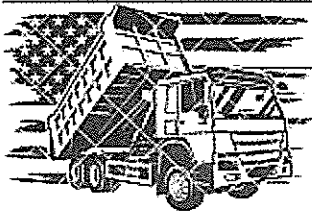
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CONDO 1 BOARD of MANAGERS

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OFFICE HOURS: MONDAY, TUESDAY, WEDNESDAY, THURSDAY 11:00 AM -2:00 PM. CLOSED FRIDAY

E-MAIL: BRCONDO1@OPTONLINE.NET

- | | | |
|---------------------------------|----------------|---|
| Robin D'Alessandro | President | Contracts, Legal, Finance, Insurance, Landscaping, Trees, Snow Removal |
| Alfred Lombardi | Vice President | Roofs, Painting, Wood Work, ACC |
| Gerald Gelfand | Treasurer | Finance, Sprinklers, Plumbing, Exterminator, Gate Committee, ACC |
| Valerie Cafarelli | Secretary | Work Orders, Insurance, Fire Alarms, Administrative, ACC, Gate Comm., Elections |
| Brian Lamberson | Manager | |
| Joe Nischo | Manager | Paving, Cement, Gutters, Walkway Signs |
| Constance Garone | Manager | Rules & Regulations |
| Brian Matonti | Manager | Insurance |
| David Bell | Consultant | |
| Fred Webber | Consultant | Trees |
| Mary Desjeunes | Consultant | Roofing Report, Gazette |
| Kathleen Hansen | Volunteer | Birchwood Sign |
| Jennifer Daub | Gazette | |

Blue Ridge Website: brhomeowners.com

MESSAGE FROM THE PRESIDENT

Happy New Year!

The New Year brings new and exciting challenges for the Condo 1 Board of Managers. A few of the major projects that the Board is working on include:

- The Board members are continuing to pursue the roof loan to complete the replacements of all roofs.
- National Grid will be starting a project that will take two years to complete. They will replace all of the gas lines in the community up to the gas meters for all units.
- The HOA has hired a new Property Manager. This will help the Condo 1 Board members make a decision regarding hiring Paid Management for Condo 1.
- The Board members are working towards conducting a reserve study that would include projecting future expenditure for repair and/or replacements.

In 2021, the Condo 1 Board has accomplished the following:

- Trimmed the trees over the roads to cut back the canopies. We have removed over 15 dead trees.
- We continue to repair and upgrade the sprinkler system
- Worked with the Maintenance Department to improve the response time of completing work orders from over eight weeks down to an average of three weeks
- Board members did their annual walk around the community and identified the units that require repairs, power washing, and painting.
- Replaced over 100 slabs of walkway cement this summer and continue to systemically replace and/or repair walkways as needed
- Worked with the HOA to review the accounting and billing of the Maintenance Department to insure accuracy in all areas regarding expenses, which is an ongoing process.
- Hired new vendors for snow removal of the walkways and gutter cleaning.
- Installed walkway signs to identify the location of units in the complex
- Installed and updated accounting system, Appfolio, which provides residents access to view their common charge payment history and pay common charges by debit/credit electronically

We look forward to having an open meeting sometime in January. We will post it on the website and send out a phone blast. We look forward to seeing you soon!

Sincerely,

Robin D'Alessandro, *President, and Condo 1 Board of Managers*

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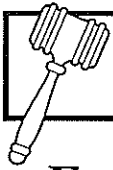


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CONDO I BOARD of MANAGERS

From the Desks of...

Condo I Board of Managers

NOTICES AND UPDATES

► **National Grid – New Gas Lines**

National Grid is planning on replacing all the gas lines in our community up to the gas meters. This will be done in two phases for both Condo 1 and 2. They are planning on doing the back half of the community in the winter of 2022 and the front half in 2023. This project will include roads, walkways, and common areas. This project may affect parking and road passage.

National Grid has agreed to pay to re-pave the roads affected curb to curb.

In addition, we can use our own contractor to repave.

The board will continue to meet with National Grid as the project moves forward and we will provide you with updates as they become available.

► **Snow Removal**

The new snow removal company, LI Professional Management, has been hired. They will be responsible for all the walkways in both Condo 1 and Condo 2. The maintenance crew will continue to be in charge of the roadways and the parking plazas.

All units will be shoveled and salted to the front door. Please be sure to move all mats and insure your gate is left open.

If you do not wish to have your walkway to your front door shoveled and salted, please close your gate. The Condo I office will supply you with a cone to place in front of your walkway.

► **Power Washing**

Power washing will be discontinued for the winter, as the spigots are closed for winterization.

► **Parking Violations**

Drivers committing the following infractions will be ticketed/fined and towed at the owner's expense:

- Parking illegally in designated handicapped areas
- Parking in yellow-lined 'No Parking' areas
- Cars without proper NYS Registration
- Cars without proper Blue Ridge Registration
- Cars need to be moved from parking spots every 5 days. (Vacation Forms are available at the front desk and must be filed with the Condo 1 office.)

► **Stop Sign Violations**

Drivers who commit any infractions will be sought out and fined heavily. The Safety of all of our community members— including pedestrians, bike-riders, residents with baby carriages, and dog walkers—is our primary concern.



CONDO I BOARD of MANAGERS

~ Important Information ~

◆ COMMON CHARGES

All common charges are **due and payable on the first (1st) of each month**. Condo I will extend the period that you can pay without penalty to 1:00pm on the fifteenth (15th) of the month. After 1:00pm on the fifteenth of the month due, there will be a late charge of \$35.00. If the fifteenth of the month falls on a Saturday, Sunday or major holiday, this grace period will extend **until the next working day. NO EXCEPTIONS WILL BE MADE.**

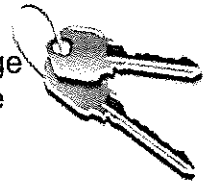
◆ FEES/FINES



Missed Fire Alarm Inspection Fine	\$200.00
Returned Check Fee	\$35.00
Late Common Charge Fee	\$35.00
Illegal Parking	First a Written Warning, then \$100 after 5 days
All other Violations of Rules & Regulations	First a Written Warning, then \$100 after 10 days, and \$250 after that

◆ KEYS

It is imperative that the Condo I office have a copy of your front door key on file. If you are not at home and there is an emergency, it may result in extensive damage to your home that could have been avoided. Our files will be reviewed to determine which units have not complied with this requirement.



◆ UNIT NUMBERS

1 2 3 4

The Board of Managers of Condo I asks residents to be certain the unit number of their property is clear and visible. This is vital, particularly when responding to an emergency.

◆ DISPOSAL of WIPES

Residents are asked to refrain from flushing wipes in your toilet. Regardless of what is stated on the product packaging about "Flushable", this cannot be done at Blue Ridge. For one, wipes are causing serious clogs in the drains near your units. This ultimately results in severe backup situations to other residents. Beyond that problem there is the danger of these wipes reaching our Sewer Treatment Plant. Should this happen, there is the danger of irreparable damage to the equipment. This is our greatest danger because **IF THE SEWER TREATMENT PLANT CANNOT OPERATE, WE WILL NOT BE ABLE TO STAY HERE.** This is a serious situation that you can help prevent. Otherwise we will be forced to fine all units in the offending quad.

◆ SPRINKLERS

Residents should not tamper with any sprinkler heads. Please contact the Condo I office immediately so we can notify the irrigation company to have repairs made.

◆ PET WASTE

Pet owners are responsible to pick up their dog waste. If you are identified as an offender, at a minimum, you will be responsible to pay a \$250 fine. Do not confront an offender. If you can safely photograph them, submit it to Condo I on an Incident Report. Please include date, time and location of the offense. Your identity will be kept confidential.

**PLEASE PICK UP
AFTER YOUR DOG.**
We're all in this
community together.
*Be a respectful
neighbor!*





CONDO I BOARD of MANAGERS

Important Information

◆ COMMON AREAS

All permanent or semi-permanent personal items must be removed from the common areas adjoining your patio as soon as possible. This includes barbeques, storage boxes, patio furniture and/or any other personal items in the common area.

According to the By-Laws of Condo I, this rule is irrevocable and the common ground cannot be used without prior consent of the Board of Managers. As serious infractions are identified, the resident will be notified and given 10 days to remove those items. If not removed within 10 days, a fine of \$100 will be imposed, payable within 10 days. If the violation still continues, a fine of \$250 will be imposed and payable within 10 days. If violation continues, the items will be removed by Maintenance by order of the Condo I Board of Managers. The offending resident will lose Condo and HOA privileges immediately.



◆ DUMPSTERS

We request that you close side panels or top covers on the dumpsters after disposing your trash. This will prevent animals from getting into the garbage. Also- Please do not use dumpsters to dispose of large items such as furniture. Please put those items outside the dumpsters. The maintenance department will retrieve those items Mondays-Thursdays.

◆ SMOKING in your UNIT



As many of us are spending more time in our homes now, smoking in your unit is causing smoke to filter into your neighbors units. Since the weather is nice, please make an effort to smoke on your patio.

◆ APPLIANCE DISPOSAL

Condo I follows New York State Law and the Federal Environmental Protection Agency Guidelines that require consumers to remove doors from refrigerators before disposal as a safety measure to prevent the entrapment and suffocation of innocent children. This has been the law for many years and offenders will be severely penalized.

◆ RENTAL FEE

Anyone who rents their unit is subject to a Rental Fee of \$500. This fee is due annually on August 1, or when the unit is rented for the first time. This fee is non-refundable, and will not be prorated. In addition, the unit owner is mandated to register the rented unit with the Town of Brookhaven.

◆ RESIDENT TRANSFER FEE

There is a Transfer Fee of \$1,000 on all new purchases of units. It is common throughout New York State to implement this fee and is not prohibited by the Blue Ridge By Laws. Estate or immediate family member transfers are the only exchanges that will be exempt from this fee.

◆ DELINQUENT COMMON CHARGES

According to NY State Real Property Law, Section 339-kk, if common charges are in arrears 60 days or more, the Condo may direct the renter to forward their monthly rental fees to Blue Ridge Condo 1. This will relieve the renter of any obligation to pay rent to the landlord and shall be an absolute defense to any non-payment proceedings by the owner.

CONSERVE WATER ◆ LIMIT USE

Condo I invoices are up over 20%. Help us keep costs under control. **Please:**

- ◆ Limit laundry
- ◆ Take shorter showers
- ◆ Curb use of outside garden hose



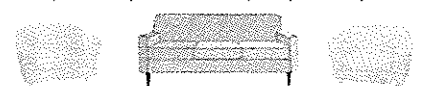
BE AWARE OF HOMEOWNER REPAIR COST RESPONSIBILITIES

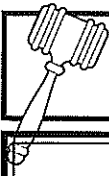
Make yourself familiar for what costs each homeowner is responsible such as: ◆ Plumbing & Electrical issues
◆ Fire/Smoke & CO2 Alarms



A Reminder from Condo I: Large items do not belong inside the dumpsters.

Please place items, such as furniture, outside the dumpsters so the Maintenance Dept. can pick them up separately.





CONDO I BOARD of MANAGERS

AppFolio

Don't want to use AppFolio?

YOU DON'T HAVE TO!

But we'd still appreciate it if you would submit updated contact information so we can call, text, or email important information and updates.

Even if you choose **not to use the AppFolio option**, our records still need to be accurate. Fill out and return the registration form on the following page in person, by mail, or email it to the Condo 1 office at Blueridgecondo1@optonline.net .

However, you will find many benefits available to you if you'd like to use **AppFolio**. This accounting system allows you the ease and convenience of paying your common charges with debit or credit cards (fees may apply).

Please contact the Condo 1 office if you'd like more detailed information.



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CONDO I BOARD of MANAGERS

BLUE RIDGE CONDO I APPFOLIO REGISTRATION

Please complete and drop off at the clubhouse mailbox,
email to: Blueridgecondo1@optonline.net or
mail to: Blue Ridge Condo 1, 877 Golf Lane, Medford, NY 11763.
Thank you.

Unit # _____

Homeowner (s) _____

Phone Number (specify home, Cell, Office) _____

Email (s) _____

Renter Info. Name, phone, email _____

Homeowners Insurance Co. Name, policy # & expiration date _____

Emergency Contact Name, Address, phone, relationship _____

Would you like to be contacted by (circle as many as you like) Letter Email Text

Would you be interested in receiving an email link to join the Appfolio Portal _____

*please be sure to provide email above.

Pet Information:

Pet Name _____

Type/Breed _____

Weight _____

Age _____

More than one pet, no problem add to the back of the form

Vehicle Information:

Make _____

Model _____

Color _____

Plate _____

Year _____

More than one vehicle, no problem add to the back of the form

Reverse Mortgage (HECM) Information Sheet

A reverse mortgage loan allows qualified applicants to turn some of the equity in their home into cash to improve their lifestyle in whatever way they choose. **You will continue to live in your home, retain ownership and will not be required to make any monthly mortgage payments during the loan period.*** Instead of repaying the loan monthly, the loan balance is repaid when all borrowers have left the home. You will be required to pay for property taxes, home insurance and home maintenance.

What are the qualifications?

Qualifications include:

- ✓ The borrower on title must be 62 years or older (a non-borrowing spouse may be under age 62)
- ✓ The home must be the borrower's primary residence
- ✓ The borrower must own the home
- ✓ The borrower must meet the financial requirements of the HECM program



Reverse Mortgage Options

The amount you receive is based on these factors:

- ✓ AGE: The older the borrower(s), the more funds may be available.
- ✓ HOME VALUE: The higher the appraised home value, the more funds may be available.
- ✓ INTEREST RATES: The lower the interest rate, the more funds may be available.



Call me to get pre-qualified!**

Loan Disbursement Options

You'll have flexibility to choose from one or more.

- ✓ LUMP SUM PAYOUT: Pay off large expenses or other debts.
- ✓ MONTHLY INSTALLMENTS: Cash installments in the amount you need for a set period of time or for the life of the loan
- ✓ HECM GROWING LINE OF CREDIT: Access the available funds when you need them

*All loans are subject to Credit, Income and Appraisal Approval. Program, Rates, Terms and Conditions are subject to change without notice. This is not a commitment to lend.

**Pre-Qualification is not an approval for loan or an extension of credit, terms and conditions apply.



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CONDO I BOARD of MANAGERS

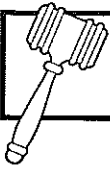
Attention Condo I Resident's: Condo I 2019 Financials are available at the office. Please stop by and pick up your copy.

CONDO I November 2021 Monthly Budget

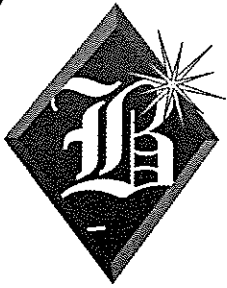
EXPENSES	2021/2022 Budget	YTD Spent as of 10/30/21	Balance 10/31/2021	Nov. 2021 Expenses	YTD Balance
Accounting	\$8,000.00	\$2,425.00	\$5,575.00	\$0.00	\$5,575.00
Alarm System	\$20,000.00	\$3,449.98	\$16,550.02	\$676.19	\$15,873.83
Concrete	\$14,000.00	\$12,174.22	\$1,825.78	\$0.00	\$1,825.78
Data Processing	\$5,300.00	\$1,180.98	\$4,119.02	\$393.66	\$3,725.36
Electric	\$23,000.00	\$6,041.12	\$16,958.88	\$1,992.05	\$14,966.83
HOA CC/CAP	\$1,192,574.88	\$298,149.09	\$894,425.79	\$99,383.03	\$795,042.76
HOA Maint/Contr	\$225,000.00	\$56,750.01	\$168,249.99	\$32,166.67	\$136,083.32
HOA Material Cost	\$35,000.00	\$13,965.05	\$21,034.95	\$97.72	\$20,937.23
Hydrants	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00
Insurance	\$392,340.00	\$99,069.99	\$293,270.01	\$32,918.85	\$260,351.16
Insurance Ded Res.	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00
Landscaping	\$117,500.00	\$37,531.50	\$79,968.50	\$10,862.50	\$69,106.00
Legal	\$14,000.00	\$1,983.78	\$12,016.22	\$0.00	\$12,016.22
Office	\$12,000.00	\$2,766.43	\$9,233.57	\$353.12	\$8,880.45
Outside Contractors	\$45,000.00	\$19,296.16	\$25,703.84	\$10,413.63	\$15,290.21
Painting	\$22,000.00	\$3,800.00	\$18,200.00	\$5,800.00	\$12,400.00
Paving	\$98,500.00	\$24,554.58	\$73,945.42	\$8,184.86	\$65,760.56
Parking Plaza's	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
Playgrounds	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00
Payroll Taxes	\$10,000.00	\$2,642.21	\$7,357.79	\$2,693.49	\$4,664.30
Pest Control	\$8,000.00	\$3,251.28	\$4,748.72	\$630.04	\$4,118.68
Refuse	\$81,000.00	\$17,597.25	\$63,402.75	\$5,865.75	\$57,537.00
Reserve F/Bad Debt	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00
Reserve/Cap Repl	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00
Roofing	\$200,000.00	\$74,413.69	\$125,586.31	\$0.00	\$125,586.31
Salary Wages	\$31,500.00	\$6,758.63	\$24,741.37	\$3,348.59	\$21,392.78
Snow Removal	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$45,000.00
Sprinklers	\$37,000.00	\$9,409.71	\$27,590.29	\$0.00	\$27,590.29
State & Fed Taxes	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
Telephone/Cable	\$3,000.00	\$714.14	\$2,285.86	\$237.74	\$2,048.12
Walkway Lights	\$12,000.00	\$3,507.00	\$8,493.00	\$0.00	\$8,493.00
Water	\$66,000.00	\$19,643.15	\$46,356.85	\$5,417.36	\$40,939.49
Total	\$2,815,714.88	\$721,074.95	\$2,094,639.93	\$221,435.25	\$1,873,204.68

INCOME	Budget for 11/2021	YTD as of 10/31/2021	Nov. 2021 Income
Common Charge Income	\$234,642.91	\$716,984.56	\$241,836.37
Other Income		\$31,795.69	\$6,872.50
TOTAL INCOME		\$748,780.25	\$248,708.87

YTD TOTALS	YTD Collected Income	YTD Expenses	YTD Balance
	\$997,489.12	\$942,510.20	\$54,978.92



CONDO I BOARD of MANAGERS



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Dear Blue Ridge Condominium Residents and New Home Owners:

As the insurance brokers and advisors for the Blue Ridge Homeowners' Association and Condominiums, we'd like to take this opportunity to provide some information and advice to you regarding insurance for a condominium unit owner. In this introduction packet, we'll explain:

- What the association's policy is designed to cover, and what individual unit owners (and their tenants, if the units are rented) need to cover
- What happens in the event of property damage that leads to an insurance claim (though this will undoubtedly vary on a case-by-case basis, the procedures to be followed remain consistent and we like to make sure that the community is aware of the usual process after an insurance claim is reported to the association)

First; the following is a brief description of insurance as it applies to you the unit owner and the master condominiums:

The Master Policy for Blue Ridge Condominium Association covers the entire structure to the interior walls. In addition, it also covers bathroom and kitchen cabinetry, counter tops, and appliances as initially installed and offered by the Sponsor and attached to the interior walls. Lastly, it also covers items that were in the individual unit at the time of construction such as flooring and wall paint. *No upgrades, whether completed by you or by a previous unit owner, are covered by the Blue Ridge Condominium Master policy. If damage to the floors, cabinets, countertops or appliances occur, and it is determined that the association is responsible, the association's responsibility is limited to replacement of these items with items of like kind and quality to what was in the unit at the time of original construction – not upgraded fixtures, flooring, or cabinets.*

The master condominium policy also covers all common areas of the condominium property that they are required to cover under the Declarations of Condominium.

You as a unit owner are responsible for the following:

- Your personal property such as clothing, furniture and the like
- All interior upgrades to appliance, and cabinetry and the like
- Wall and Floor covering upgrades.
- Built-in items such as cabinets beyond those provided by the sponsor
- Window Treatments, including curtains, drapes, blinds and hardware.
- Flood coverage, if you wish to protect your upgrades and/or personal property against flood damage
- 'Loss of Use' coverage, which will pay for temporary housing in the event that damage to your unit due to a covered property damage claim renders it uninhabitable for a period of time



CONDO I BOARD of MANAGERS

- If you rent your unit to a tenant, you should request that your insurance company write a policy for your exposure as landlord, including the items described above AND if you wish, 'loss of rents' coverage. 'Loss of rents' coverage would pay any lost rental income after a covered property claim rendered the unit uninhabitable during the repair period.
- If you rent your unit to a tenant, the tenant should procure Renters' insurance to cover their personal belongings (contents). They should also carry liability coverage and 'loss of use' coverage to pay for temporary housing in the event that damage to the unit resulting from a covered property damage claim renders it uninhabitable for a period of time.

As the unit-owner, you should purchase a policy specifically designed for a condominium owner, also known as a Homeowners Form HO6. You will need to determine the limits of protection you need, but the above provides a list of items to consider.

It is important to note that in the event of property damage to your unit that leads to an insurance claim, the insurance policies involved (both your condominium unit owners' policy and the association's master insurance policy) will respond to pay for damages in accordance with the bylaws. Due to the responsibility of insuring the unit lying with both the individual unit owners and the association, we find that in many cases both the unit owner's policy and the association's policy share in payment of the claim. In the vast majority of cases, upon your report of damage to your property to which insurance will apply, the association office will instruct you to report the claim to your insurance carrier while they do the same. The adjustors at the insurance companies will likely coordinate based on their review of the bylaws and the determination regarding responsibility for repairs. Your unit owners' policy may pay the claim and then coordinate with the association's insurance carrier to recoup any monies for which the association was responsible. We suggest that you carry the broadest insurance coverage available. (HO-6 if you are a unit owner and HO-4 if you are a tenant)

Yours truly,

Jeannette Dreydoppel

Jeannette Dreydoppel, CLCS
Senior Account Advisor

David M Borg

David Borg, CPCU, ARM, CIC, CRM
President





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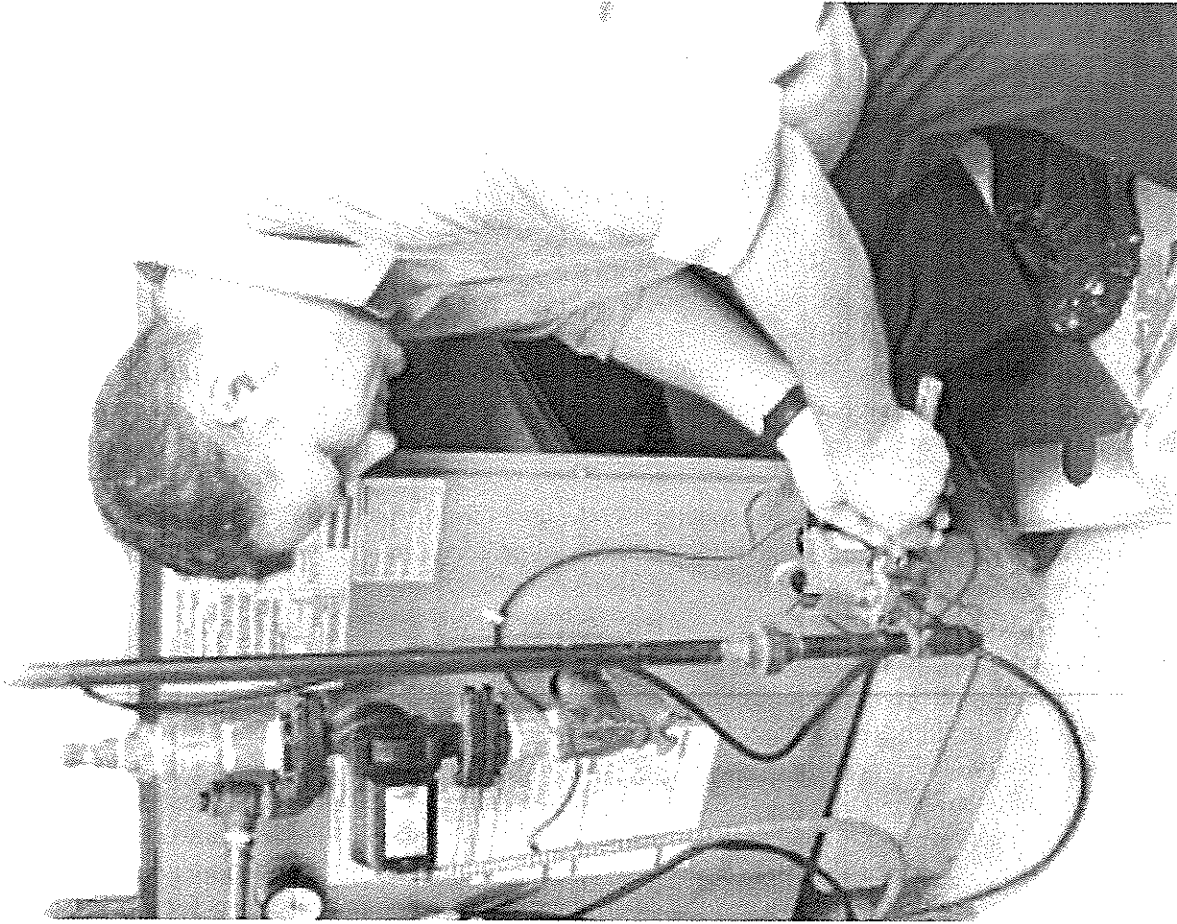
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- Lower your energy costs
- Extend the life of your system
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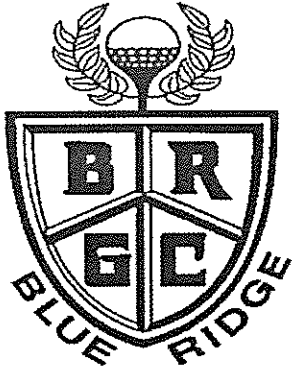
Ask about our Service Plans!

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CONDO I BOARD of MANAGERS



Request for Demands, Lender Questionnaires, and Association Documents

As of April 1, 2020, Blue Ridge Condo I was pleased to announce its transition to HomeWiseDocs.com, the next generation in document and data delivery for community associations. HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate agents and homeowners from Blue Ridge Condo I.

Log on to www.HomeWiseDocs.com and select the Sign-Up link to register. The many system enhancements geared toward an improved user experience include:

- Order by address or association name searches**
- Share your order with up to ten email addresses**
- Hard copy delivery options available**
- Email and SMS text completion notices for users**
- Rush order requests**
- Track your orders online with order confirmation number**
- Pay for your orders by credit card, check or e-check**

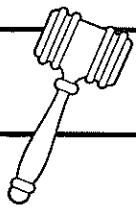
Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly request Closing Letters, Lender Questionnaires and other association documents from our company.

Blue Ridge Condo I

877 Golf Lane
Medford, NY 11763
631-736-0166
BRCondo1@optonline.net

HomeWiseDocs.com

5520 Kietzke Lane Suite 200
Reno, NV 89511
Online Chat at www.HomeWiseDocs.com
Help Desk: 866-925-5004
e-mail: contactsupport@homewisedocs.com



JOINT CONDO I & CONDO II BOARD of MANAGERS

REQUIREMENT FROM OUR INSURANCE COMPANY

Any Resident who will have any work performed by a Contractor/Subcontractor, within their residence, MUST submit the following Work Order form to the appropriate Condo I or Condo II Board signed by both the Contractor/Subcontractor, and the homeowner before any work begins.

From time to time, we understand that our residents may directly hire a contractor for repairs or upgrades to their home. Whether it be a General Contractor updating your whole kitchen, an electrician putting in dimmer switches, or a handyman helping with a few items around your home, we need to ask that you please obtain some documentation from these companies. Following this protocol will help to protect both your own individual interests and the condominium's and keep us both out of any potential lawsuit that could arise as a result of the contractor's work.

Three items should be requested from these contractors and should be received prior to them beginning any work in your home. Here's a rundown of what we need to request from them, and why:

- *Certificate of Liability insurance, listing the unit owner(s) and the condo (whether it be Blue Ridge Condominium I or Blue Ridge Condominium II) as Additional Insured.* This will enable the contractor's policy to respond to a lawsuit that is brought against the resident or condo that results from the contractor's work. Without this certificate and Additional Insured status, the resident or condo can be brought in and held liable if the contractor does something to cause bodily injury or property damage.
- *Current proof of Workers' Compensation coverage.* The contractor's Workers' Compensation policy should respond to cover the injuries of any of their workers. If they do not have Workers' Compensation coverage in effect and their employee is injured while working on your home, the employee will look for another way to have their medical bills and lost wages paid – possibly by suing the resident or condo.
- *Signed hold harmless agreement* in favor of the unit owner(s) and the appropriate condominium. A template can be obtained either in person at the condo office or by emailing your request to:

Condo I – Lisa Manas: BlueRidgeCondo1@optonline.net

Condo II – Wendi Peycke: OfficeBRCondo2@optonline.net

Jeannette Dreydoppel

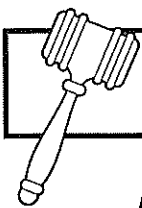
Senior Account Advisor - Ext 655

Borg & Borg, Inc., 148 East Main Street, Huntington, NY 11743

P:631-673-7600 F: 631-351-1700 E: JeannetteD@borgborg.com



Concerned about your Cyber Risk: [Click Here](#) to complete our **Cyber Liability Insurance Application** and receive your Cyber Liability Proposal within 24 hours.



JOINT CONDO I & CONDO II BOARD of MANAGERS

Blue Ridge Homeowners' Association Inc., Blue Ridge Condominium I, and Blue Ridge Condominium II
899 Golf Lane, Medford NY 11763
(631) 736-0166

WORK PROPOSAL / WORK ORDER

Date:

Contractor / Subcontractor:

This agreement and contract between _____, hereinafter referred to as the "Owner" and _____ hereinafter referred to as the "Contractor / Subcontractor" outline terms and conditions as follows:

1. **Insurance:** Owner will not allow on the job site and not pay any money to any subcontractor unless the subcontractor has previously filed with the Owner, a current Certificate of Insurance which includes:

- A. **Commercial General Liability** coverage with minimum limits of \$1 million per occurrence and \$2 million aggregate, with \$2 million products / completed operations aggregate. Limits shall apply on a per project or per location basis as the case may apply and Contractual Liability must be included with the same limits as above with no exclusions, endorsements and/or riders containing fellow employee or third party over coverage exclusions. Coverage will be written on a primary, non-contributory basis and include a waiver of subrogation. The Certificate of Insurance and Policy must include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional Insured for all the above. Copies of the policies may be requested for review.
- B. **Automobile Liability** coverage with minimum limits of \$1,000,000 CSL.
- C. **Worker's Compensation** A certificate of insurance must indicate the existence of statutory coverage as well as Employers' Liability coverage with Accident limits no less than \$100,000 per accident, Disease limits no less than \$100,000 per employee and \$500,000 per policy and must include a waiver of subrogation.
- D. **Excess/Umbrella Liability** coverage is required with no less than a \$1,000,000 limit per occurrence. Coverage shall be primary and non-contributory, include a waiver of subrogation, and include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured.

2. **Indemnity:** To the fullest extent permissible by law the Contractor / Subcontractor hereby agrees to indemnify and to hold harmless the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II, including the owner's agents and/or employees, the homeowner and/or any future homeowners harmless from any and all losses, claims, penalties or expenses including reasonable attorney's fees arising from bodily injury or death to any person, including but not limited to bodily injury or death or any of the contractor / subcontractor's employees or sub-sub contractor's employees and/or property damage including but not limited to loss of use arising out or in any way relating to the work performed made by any owner or any person, or successor owner, or any mortgagee in possession, against the Owner, from all damages which were caused by the work that was performed or should have been performed or any omission caused by the contractor / subcontractor, their subcontractors and employees, agents or employees of the subcontractors hired by him under the terms and conditions of this contract. The contractor / subcontractor agrees to make good on all work and warranties regardless of who owns this property.

3. **Contractors / Subcontractors Using Non-Employees:** The contractor / subcontractor agrees that all work to be performed is to be completed by him or people employed and insured directly by the contractor / subcontractor. Should you, the contractor / subcontractor hire a sub-subcontractor, the sub-contractor must obtain a Certificate of Insurance from the sub-subcontractor naming the Owner and the contractor / subcontractor as additional insured. The sub-subcontractor's Certificate of Insurance must include all the coverages and limits stated in items #1 and #2 above. *The presence of workers not directly employed and insured by the contractor / subcontractor, or sub-subcontractors hired by the subcontractor at the construction site, shall constitute a breach of this contract by the contractor / subcontractor. When this occurs, all work completed is subject to non-payment at the discretion of the Owner.*

4. **Safety:** The Contractor / Subcontractor shall conform to all OSHA, Federal, State and local occupational safety requirements. Any injuries occurring on the work site must be reported to the Owner within 24 hours of occurrence and contractor / employee / injured party must complete an incident report form for the Owner. The completed form must be submitted to the Owner within five (5) days of the occurrence.

Ladder safety is of the utmost importance, as such you are required to follow Ladder Alternative Job-Site Safety. Limit the use of A Frame ladders utilizing lifts, scaffolds and/or podium ladders whenever and wherever possible. For all our benefit we are enclosing a safety bulletin regarding the use of ladders which we strongly encourage you to use.

5. **New York Law:** This agreement shall be interpreted under the laws of New York State.

6. **Duration of Contract:** This agreement will remain in effect for any and all work performed by the contractor / subcontractor for the Owner until terminated in writing and signed by both parties.

By: _____
Owner Date

By: _____
Subcontractor Date



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NYS Inspections



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plus tax

Expires 1/31/22

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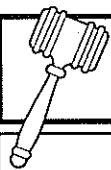
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CONDO II BOARD of MANAGERS

Condo II Hours of Operation- Monday, Tuesday, Thursday, Friday 9:00am to 2:00pm
Wednesday office will be Closed • Phone : 736-2574 • Fax 736-2865 • officebrcondo2@optonline.net

Blue Ridge Condo II Board of Managers Assignments

Rank	Name	Duties
President	<i>John Mills</i>	<i>Contracts, Snow, Construction, Safety, Legal, Lighting</i>
Vice President	<i>Ed Podmore</i>	<i>Cement, Landscaping, Work Orders, Exterminating</i>
Treasurer	<i>Ken Groshans</i>	<i>CPA, Budget, Banking, Roofing, Irrigation, Basements</i>
Asst. Treasurer	<i>Marguerite Bellucci</i>	<i>Appfolio, GRC(PAC), Playgrounds, Rentals</i>
Secretary	<i>Deborah Nicastro</i>	<i>Insurance, Gazette, Legal</i>
Manager	<i>Zackaiy Will</i>	<i>EAS, Refuse</i>
Manager	<i>Howard Finkelstein</i>	<i>Website, IT, Painting</i>
Manager	<i>Bill Roach</i>	<i>ACC, Fences, Signage, Security</i>
Manager	<i>TBD</i>	
Consultant	<i>Virginia Podmore</i>	
Office Manager	<i>Wendi</i>	<i>Accounts Receivable, Collections</i>

LETTER FROM CONDO II PRESIDENT

The New Year at Blue Ridge begins with new goals, renewed optimism and a fresh start to many improvement projects slated for 2022.

In the spirit of open communication and transparency, a primary goal is to keep the residents up-to-date and informed on new and ongoing projects. The Blue Ridge website is a fantastic tool to regularly give resident/owners information as it becomes available.

Some of the major projects/improvements you can expect to hear about in the next months include the long-awaited Security Gates/Fencing initiative. More info to follow in the coming weeks. We are actively working with National Grid on a capital improvement project(see article in this Gazette) to replace (original) gas lines in our complex. These improvements involve several phases of work – and we'll keep you informed to the best of our ability as each project progresses.

We signed with a new Commercial Snow Removal contractor for 2022 snow removal. Should we get hit with snow this winter, it is our intention to improve snow removal service to our residents.

Your Condo II Board of Managers is dedicated to continue in making Blue Ridge a Great Place to Live. We are always open to your suggestions and concerns that would help us in the betterment of the place we all call Home.

Wishing you and your loved ones all good things in 2022 - and may it be our Best Year yet.

Regards,

John Mills, *Condo II President*

and the Standing Condo II Board of Managers



CONDO II BOARD of MANAGERS

January 2022 National Day Calendar

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 New Year's Day
2 Swiss Cheese Day	3 Drinking Straw Day	4 Spaghetti Day	5 Bird Day	6 Bean Day	7 Tempura Day	8 Bubble Bath Day
9 Apricot Day	10 Bittersweet Chocolate Day	11 Milk Day	12 Hot Tea Day	13 Rubber Duck Day	14 International Kite Day	15 Hat Day
16 Appreciate a Dragon Day	17 Ben Franklin Day	18 Winnie the Pooh Day	19 Popcorn Day	20 Disk Jockey Day	21 Granola Bar Day	22 Hot Sauce Day
23 Pie Day	24 Peanut Butter Day	25 Florida Day	26 Peanut Brittle Day	27 Chocolate Cake Day	28 Kazoo Day	29 Puzzle Day
30 Croissant Day	31 Hot Chocolate Day					



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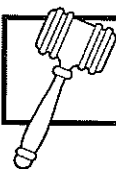


CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2021-2022
Spent Through November 30, 2021

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Approved Budget 2021-22	Actual Collected & Spent to Date	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,356,000	\$ 433,096	\$ 922,904
HOA COMMON CHARGES	1,105,330	364,111	741,219
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
SPECIAL ASSESSMENT INCOME	-	-	-
OTHER INCOME	28,000	14,871	13,129
WATER SURCHARGE*	8,400	9,119	(719)
NET RENTAL INCOME	-	-	-
TOTAL REVENUE	\$ 2,482,730	\$ 821,197	\$ 1,661,533
EXPENSES			
HOA COMMON CHARGES	1,105,330	364,111	741,219
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	62,250	132,750
CEMENT WORK - CURBS & SLABS	25,000	21,493	3,507
ELECTRICAL METER PANS	15,000	-	15,000
ELECTRICAL POLES & PARKING PLAZAS	15,000	13,960	1,040
ELECTRIC GENERAL REPAIRS	5,000	-	5,000
EXTERMINATING	8,000	3,900	4,100
FENCES (INCENTIVES) & RAILINGS	10,000	18,368	(8,368)
FIRE ALARMS	10,000	9,659	341
FIRE HYDRANT TESTING	5,000	-	5,000
GUTTER CLEANING	6,000	-	6,000
LANDSCAPING	137,000	56,014	80,986
PAINTING	24,000	-	24,000
REFUSE	68,000	20,973	47,027
REPAIRS & SUPPLIES MAINT.	10,000	5,055	4,945
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	93,000	41,572	51,428
SNOW REMOVAL	95,000	838	94,162
IRRIGATION	60,000	9,081	50,919
TREE SERVICES	20,000	3,693	16,307
ACCOUNTING SERVICES	6,000	830	5,170
BAD DEBT	15,000	-	15,000
CONSULTING SERVICES	8,000	2,250	5,750
ELECTRICITY	30,000	8,141	21,859
INCOME TAXES	1,000	-	1,000
INSURANCE	369,000	121,571	247,429
LEGAL SERVICES	20,000	1,609	18,391
OFFICE SUPPLIES AND EXPENSES	9,000	1,273	7,727
EQUIPMENT LEASES	4,000	1,280	2,720
PAYROLL AND PAYROLL TAXES	48,000	14,355	33,645
PHONE & INTERNET	5,000	1,236	3,764
SECURITY	5,000	53	4,947
SUBSCRIPTIONS	7,000	1,739	5,261
WATER (includes surcharge*)	44,400	18,132	26,268
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,482,730	\$ 803,436	\$ 1,679,294
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 17,761	

* Water Surcharge approved in prior fiscal year for August 2021



CONDO II BOARD of MANAGERS

ROADWAYS AND STOP SIGNS

We cannot stress enough the safety of our residents along the roadways. With the evenings becoming darker earlier it's even more imperative to be aware of pedestrians walking. Vehicles have been seen not abiding by the speed limit of 25mph and coming to a full stop at the STOP signs at a greater number in recent weeks.

Please, for everyone's safety follow the rules of the road.

PLAZA PARKING

One of the most common complaints from our Condo II residents is their inability to park in their own parking plaza due to unavailable parking spots. During the roadway project last year, we discovered a large amount of cars parking in our plazas not registered to the community as unit owners or renters. Some vehicles not being moved from the same parking stall for weeks at a time. Not only is this in direct violation of our rules and regulations, it is not fair for residents having to park elsewhere further from their units.

We ask that residents who have visitors past the hours of 8:00pm have them move the vehicles to the roadway to allow residents who live here access to the parking plazas. Be a good neighbor and do the right thing. We have many residents who have to park along the street overnight because of visitors taking spots in the parking plazas.

RULES OF PARKING IN BLUE RIDGE

Vehicles being kept on premises without being registered with the HOA, or stored until repaired. These vehicles are being tagged and towed, and will continue to be tagged and towed at the owners expense if found to be in violation of the House Rules.

NO EXCEPTIONS.

* All Vehicles Must be registered with the HOA and respective Board.

* All Vehicles Must Not be standing in the same spot for more then FIVE (5) Days Without being moved.

* All Vehicles of owners who will be out of town for greater than five (5) days, MUST complete an "Out Of Town" form with the Board with notification the vehicle will not be moved. Should this be the case in a PP where there is limited parking, the Condo may request the owner keep the vehicle in an overflow PP until their return.

* Any Boat, Motorhome/RV/Camper, Commercial plated vehicle, or non resident vehicle is NOT to be parked on community grounds overnight.

*Only Vehicles showing Handicapped plates or placards can park in Handicapped spots.

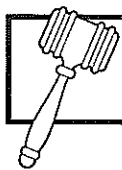
*No Vehicles of any kind may park in, or block walkways.

EMERGENCY PREPAREDNESS

Emergency operating procedures are in place to address any large scale emergencies our community may face such as fires, pandemics, blackouts, or major weather events etc.... Having this in place will keep our community prepared in advance and ahead of the game to ensure that all necessary equipment, manpower, and materials are on hand for the upcoming emergency.

WATER LEAK

If you notice any evidence of water leaks on your ceilings or walls, CONTACT THE CONDO II OFFICE IMMEDIATELY, NOT THE FRONT DESK. (631-736-2574 or email after hours to officebrcondo2@optonline.net) The ROOFING COMPANY will be called in to evaluate and address any issues in a timely manner. DO NOT WAIT TO PUT IN A WORK ORDER. A work order may be filed after calling into the office. Delay in reporting this to the Condo II office directly may cause unnecessary further damage.



CONDO II BOARD of MANAGERS

USE OF CUT-THROUGHS AS WALKWAY

Residents' use of self-made walkways through common areas and/or the use of unsanctioned cut-throughs in common areas are not the responsibility of Condo II should a resident sustain a fall or injury.

NATIONAL GRID

National Grid's Capital improvement work is scheduled to start mid January 2022., This project will entail major roadway and sidewalk closures. The scope of work will be to upgrade our Gas mains and service lines in the blue ridge community, The projected excavation work will be done in 2 phases . starting on Birchwood road from Parking plaza 11 thru plaza 18, with phase 2 of this project starting at Daryl drive thru parking plaza 33 ,This piping upgrade is necessary to replace our aging underground gas distribution lines .This project is being funded in full by the utility corp. Please check Blue Ridge website for updates ..

DUMPSTERS

Please remember that while discarding your holiday boxes along with your household trash all boxes must be broken down and placed inside of the dumpster and not left outside of the dumpsters. Side doors are to be kept closed to prevent animals from entering and to keep debris from falling out during collection. The vendor DOES NOT STOP TO PICK UP WHAT FALLS OUT.

Please be aware that there are also recycling dumpsters for paper and boxes located in Parking Plaza 38, and at the entrance to West End Drive.

Christmas trees being disposed of should be kept outside of the dumpster, away from the sliding doors. Maintenance will be making a daily round to collect the discarded Christmas trees. As always: Garbage and refuse is to be bagged and placed only in the receptacles provided by the condos and are not in anyway to be piled outside of our alongside of any such receptacle. Placing all garbage inside of receptacles help to avoid unsightly conditions and to prevent creating a health hazard

REMINDER

Any resident who has regularly scheduled medical office/treatment/procedure visits during or after a snowstorm contact the Condo II to office as soon as possible to be placed on a priority shovel list.

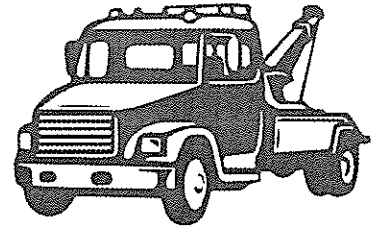
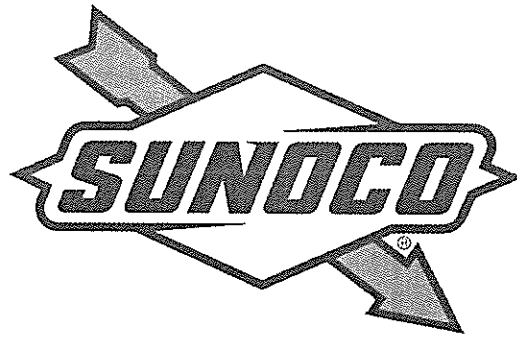
This list will be for residents with legitimate medical conditions or regular medical office visits/treatment/procedures who need to exit their units by a certain time to make their scheduled appointments.

ICE MELT

As mentioned in both the October, and November issues of the Gazette, a new vendor was hired for the coming winter season for snow removal. It is important that the homeowners who DO NOT WISH TO HAVE THEIR PATIOS SALTED, contact the Condo II office to be placed on a "No Ice Melt" list. The Condo will not be responsible for the residents failure to comply should patio cement, or stonework be damaged from salt.

HomewiseDox.com 2022

Home Wise Dox.com is an automated processing systems that enables the homeowners to simplify the task of getting necessary documents in a more timely manner for closings and refinancing. It is much faster than going to the Condo II office to retrieve the necessary information which will take more time. HomeWiseDox.com alleviates the pressure on the homeowner or the homeowner's lending institution in selling or refinancing your home.



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<p>Initial Computer Diagnostic with Repair</p>	<p>TRANSMISSION SERVICE</p> <p>Maintain Your Transmission and Prevent Costly Repair with New Transmission Fluid (Filter & Pan Gasket Add'l)</p> <p>Most Front Wheel and Rear Wheel Drive Vehicles</p> <p>\$89⁹⁵</p> <p><small>Limited Time Offer w/ Coupon Most American Cars</small></p>	<p>COOLING SYSTEM MAINTENANCE</p> <p>*Drain & Filler Radiator w/ Up to 1 Gal. Antifreeze *Check and Tighten Belts *Check Thermostat *Dexcool Additional *Additional for Manufacturer's Special Antifreeze</p> <p>\$69⁹⁵</p> <p><small>Limited Time Offer w/ Coupon Most American Cars</small></p>

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CONDO II BOARD of MANAGERS

APPFOLIO 2022

Appfolio is a new accounting system that streamlined the Condo II bookkeeping, and helps to serve the community more efficiently. It enables the community to pay their common fees and assessments, etc., via eCheck, Debit or Credit Card. The homeowner has the ability to see their own ledger of their payment history. It offers much more which we are exploring to see if it meets our community needs; for instance, a homeowner is renting and would like to do a background check, Appfolio can assist at a very minimal cost

NO WIPES IN THE PIPES

Please refrain from flushing disposable wipes down your commode. They do not disintegrate and cause major sewer backups and clogged pipes, and in the past caused damage to the sewer treatment plant. Any homeowner who submits a work order to have their pipes cleared out and it is found to be caused by the wipes may be responsible for plumbing charges incurred.

Condo II January Board Meetings

Tuesday January 4th, 2022 at 7:00pm

Tuesday January 18th 2022 at 7:00pm



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TRI BOARD

Welcome to Blue Ridge

The Welcome Committee would like to invite all New Residents to join us at 11 AM on the 2nd Saturday of each Month. At the Club house.

This informational meet will help you understand the workings of our Boards and what you need to know if you want to make changes to your units, and more.

All residents are welcome.

Please RSVP to Lorraine 631-838-0222 -Hope to see you there

TRI-BOARD SECURITY GATE / FENCING UPDATE

SECURITY GATES AND FENCING – this Tri-Board project will be accomplished in 3 Phases. Information will be posted to the Blue Ridge website as it becomes available. Projected start date is May 1, 2022

PHASE 1

Road Widening Phase 1 will consist of the following:

- Expediter
- Land Surveys
- Town of Brookhaven Permits
- Road Excavating – Roadway to be widened on the West side of Blue Ridge Drive and the East side of Birchwood Road to accommodate a new resident-only gate entrance lane.
- Installation and rerouting of all existing underground utilities
- Installation of electrical conduit ducts
- Installation of concrete islands and steel protection bollards
- Roadway repaving

PHASE 2

Gate Installation Phase 2 will consist of the following:

- Installation of 6 high-speed illuminated gates
- Installation of Watchman Entry System
- Installation of high-definition security camera system
- Installation of residents' entry tag reader

PHASE 3

Fencing Phase 3 will consist of the following:

- Installation of 1700 feet of security fencing along complex frontage
- Installation of new fencing to close breached areas along Birchwood and Route 112
- Installation of new lighting at entrances of Blue Ridge Drive and Birchwood Road

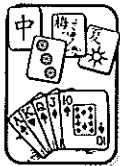
Projected construction start date is May 1, 2022.

Check the Blue Ridge website for further updates.

Condo 1 Board of Managers, Condo 2 Board of Managers H.O.A.,

- Board of Directors

BLUE RIDGE CLUB NEWS



MAH JONGG - CANASTA CLUB

Our Mahjongg/Canasta Club had its annual Canasta Tournament. The lunch was provided by Norman from our café who gave us a variety of rolls and bagels with all the trimmings which has been the club's long-term lunch tradition.

Coffee and tea were provided and as usual Jeanann provided treats for all our members to enjoy!

Canasta is played with partners so the following will show 2 people winning each prize.

First Prize: Jeanann Pappaeliou and Mickey Kimmel

Second Prize: Lee Bologna and Joan Burns

Honorable mention: Coming in third was Lorraine Sparacino and Janet DuBois. Missing a tie for 3rd place by 5 points was Marguerite Bellucci and George Scholl.

A special thank you to nonmembers of the club for making our tournament possible, Joanne, Shirley, and George.

Congratulations to all and hope to see everyone back in the fall for the next great tournament.

As an fyi, we also run an awesome Mahjongg tournament in the spring which is run by our member Peggy Valera. If you would be interested in playing just call the front desk. Look for the date in the Gazette.

Greetings from Blue Ridge AQUACIZE!

We meet Monday, Wednesday, Friday at 10:00 am.

Come Join Us!



Pictured from left to right: Linda, Ann, Linda (in back), Sylvia, Terry (in front), Yvonne, Karen, Ruth, & Pat (in front) Photo by: Mary



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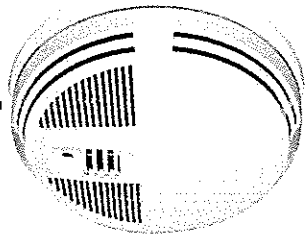
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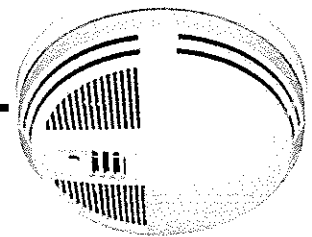
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Bob Pedretti (631) 275-5782
ivseasons@live.com



ATTENTION



All Residents
are required to have a
Carbon Monoxide Detector
in their home.

It is now a law!

For more information, contact the Condo Offices.

GAZETTE DELIVERERS for JANUARY 2022



Adriana Burtoff	Rich Burch
Bill Bernstein	Ronnie Perks
Carol Amato	Tina Myer
Chuck Murphy	Tom Rivoli
Debbie Ungaro	Vincent Monello
George Scholl	Louis Driscoll
Gerry Maroney	Rose Fesselmeyer
Ira Sachs	Chrissie Roach
Jen Daub	Roz Flomberg
Kathy Hansen	Bud Rego
Lee Ann Orlando	Carolyn Nook
Leonard Mirabile	Sue Beck
Michael Gisler	Jeanan Pappalia
Raymond Miehl	

Attention Gazette Deliverers!

In the event you are unable to deliver your route, please inform a member of circulation so we can arrange for a substitution. Thank You!

Quality Pharmacy

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Nassau-Suffolk Funeral Directors Association

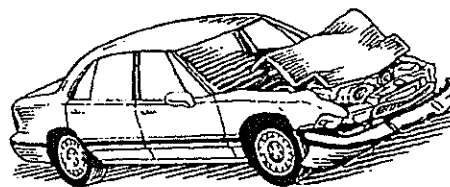


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FOR SALE

EDGEWOOD CORNER UNIT: Walk to clubhouse. Recent upgrades include furnace, AC, Appliances, 3 Bedrooms, 1.5 Baths, LR, Kit, Den. Wood floors in living room and den. Wood burning Fireplace. Concrete Patio. Vinyl Fenced. Windows about 10 years old. Needs cosmetic work and upgrades: Paint, carpet, older style kitchen and bathrooms. Price at \$325,000. Net to owner. Not available fro broker listing. Contact by email: cawleym3394@gmail.com

MISCELLANEOUS

EXPERIENCED BARTENDER NEEDED: Immediately for HOA tiki bar and clubhouse. Certification or TIPS card required. Must be available for Friday evenings for the winter and Wednesdays-Sundays for the Spring/Summer. Serious applicants may leave resume and contact information at the front desk attention to Mallory.

CHORES GALORE and MORE: Licensed House-cleaning, House Keeping, House-sitting, Shopping/Errands, Driving/Dr. Visits, Organizing, Purging, Companion Care, Experienced Pet Care, 24 Hours. Call Doreen (631) 721-6096

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Gazette Deliverers Needed

Join a great group of residents once a month delivering our *Gazette* to residents.

Call Ray at **631-790-1107** if interested.

Thank you to all who have stepped up to help!

VEHICLE REQUIREMENTS

WARNING

**PARKING FACILITY PATROLLED
24 HRS 7 DAYS PER WEEK**
UNAUTHORIZED VEHICLES WILL BE REMOVED AT PROPERTY OWNERS DIRECTION AT THE VEHICLE OWNERS EXPENSE
NORTHEAST TOWING & RECOVERY, LTD

**\$140 IMPOUND FEE
\$25 PER DAY STORAGE**
**WILL BE CHARGED, PAYABLE IN CASH
PRIOR TO VEHICLE REDEMPTION
THERE WILL BE NO EXCEPTIONS**

**BOARD OF MANAGEMENT CONDO I
BOARD OF MANAGEMENT CONDO II**
THE PROPERTY OWNER RECEIVES
NO COMPENSATION FOR THIS SERVICE
NORTHEAST TOWING & RECOVERY
631-474-5355
414 RTE. 25A, MT. SINAI, NY 11766

PARKING RULES AND REGULATIONS

- 1) Under no circumstances will the following vehicles be allowed to park overnight in any parking plaza or upon our streets. This includes:
 - A) Buses, trucks (any type), snow plows, trailers
 - B) Motor homes, recreational vehicles, boats & boat trailers
 - C) Any vehicle with commercial plates, livery plates, or printed advertising
 - D) Any unregistered or unlicensed vehicle
- 2) Under no circumstances will any vehicle park at anytime in the following areas:
 - A) In any area where there is yellow pavement or curb markings
 - B) In two parking spots
 - C) In front of any garbage dumpster or fire hydrant
 - D) In any area designated to be a fire zone
 - E) In front of any walkway
 - F) On the grass or common property
 - G) In an area where NO PARKING signs are posted
 - H) In front of the clubhouse
 - I) At designated areas during snow season
 - J) At entrance to sewer treatment plant
 - K) On patios (motorcycles)

Washing vehicles is prohibited.

The Board of Managers reserves the right to tow away any abandoned, improperly parked, or unauthorized vehicles at the said owner's expense.

BLUE RIDGE EMERGENCY INFO KEEP POSTED IN YOUR HOME

For residents who may be witnessing suspicious activities where a police car's response might not be necessary, please call 1-800-220-TTPS. You will be able to speak to someone, and remain anonymous with complete confidence guaranteed by the police. In a non-emergency setting, if you require a police vehicle, you may call 852-COPS. In addition, wherein a community is asking for outreach assistance, they may call P.O. Bradshaw at 854-8600 (COPE).

IMPORTANT TELEPHONE NUMBERS

Maintenance Emergency
Please Call (631) 698-3004

ALL OTHER EMERGENCIES CALL 911

Condo I.....	736-0166
Condo II.....	736-2574
Blue Ridge Clubhouse.....	698-8394 (also H.O.A.)
Outside Security Car.....	(631) 334-9996
Burglary or Violence (Police).....	911
Medford Ambulance.....	924-5252
.....	(Med Com) (also 911)
Cablevision.....	348-6700
Greens.....	732-6186
Electric Emergencies.....	1-800-490-0075
Gas Emergencies.....	1-800-490-0045
Police Dept. (6th Pct.).....	(631) 854-8600
HOA Website.....	BRHomeowners.com

WATER SHUT-OFFS ARE TO BE SCHEDULED MONDAY THROUGH FRIDAY ONLY!

NOTICE FOR WATER SHUT-OFF MUST BE GIVEN 24 HOURS IN ADVANCE.
NO WATER SHUT-OFF'S ON SATURDAY, SUNDAY OR OBSERVED HOLIDAYS.

Regarding electric fireplaces:

These units in your condo require a separate circuit due to a fire hazard. In addition NY electric code requires a separate circuit.

DUMPSTERS

Please be sure that both the side sliding doors and top covers are closed. This is a safety issue. Keep animals out of the dumpsters.

FIRE ALARMS

If your smoke alarms or heat detectors are "buzzing", "beeping", or "peeping", or if your outside bell or alarm goes off.

PLEASE CALL 911

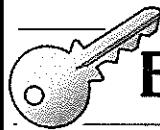
and then advise maintenance immediately, no matter what day or time this occurs.

DO NOT TOUCH OR ATTEMPT TO DISCONNECT THE WIRES!

This will automatically make you liable for the repairs and secondly, you endanger the protection of all your neighbors.

Thank you for your cooperation.

Condo I and Condo II Board of Managers



EMERGENCY KEYS

Emergency concerns are a fire and flooding. The Fire Marshal required us to have an emergency key for each home in Blue Ridge.

PLEASE be SURE that you have a CURRENT EMERGENCY KEY at your Condo office.

For your security, the residents' keys are in a locked metal cabinet. The key to the cabinet is also in a locked box. Only a member of the Condo Board of Managers has access.

PLEASE for your own safety, be sure you have a current door key in the Condo Office.

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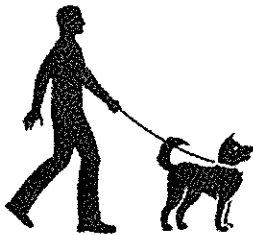
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BI-BOARD WEBSITE EDITOR

In the spirit of transparency and to keep residents of Blue Ridge Condominiums up-to-date with Relevant and most importantly, Accurate information, the Condo I and II Board of Managers have jointly agreed to create the new position of Website Editor for the Blue Ridge website. (www.brhomeowners.com).

Chrissie Roach has volunteered for this position and was appointed. Chrissie will be primarily responsible for this newly created position. Initially, Chrissie will promptly inform the community regarding ongoing projects, updated alerts and important information.

Notifications will be made to Facebook that will alert residents when posts and updates are made to the Website. The information posted to the Website will come directly from your respective Executive Boards, eliminating confusion and misguided information.

Please welcome the Website Editor, Chrissie, as she looks forward to starting this position and assisting the two Condo Boards in keeping Blue Ridge informed and a great place to live.

Regards,

The Condo I and Condo II Board of Managers

